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# The Missing Link: Infrastructure Needs in Southern Nevada





# Who We Are

We are committed  
to strengthening the regional economy by  
helping local businesses grow and external  
companies make Southern Nevada home.





# Who We Are

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**\$30B+** Economic Impact (Since 2012)

Source: Implan Economic Impact Model

# What We Do

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- Regional Economic Development Planning
- Attract New Businesses
- Retain and Expand Existing Businesses
- Promote Southern Nevada as a Preferred Business Location
- Support Workforce Development

# What We Do – Sample Wins

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BED BATH &  
BEYOND®

switch

ebay™

Anthem®

T2™  
TAKE-TWO  
INTERACTIVE

SEPHORA

Ameriprise  
Financial

BARCLAYS

amazon

• APTIV •

BARRICK

Smith's®

♥ CVS caremark®

Google

EBC®  
BRAKES

HAS  
Hass Automation Inc.

HYPERLOOP

UFC

asurion

MOEN®

NICHOLAS  
AND COMPANY

rb RITCHIE BROS.  
Auctioneers

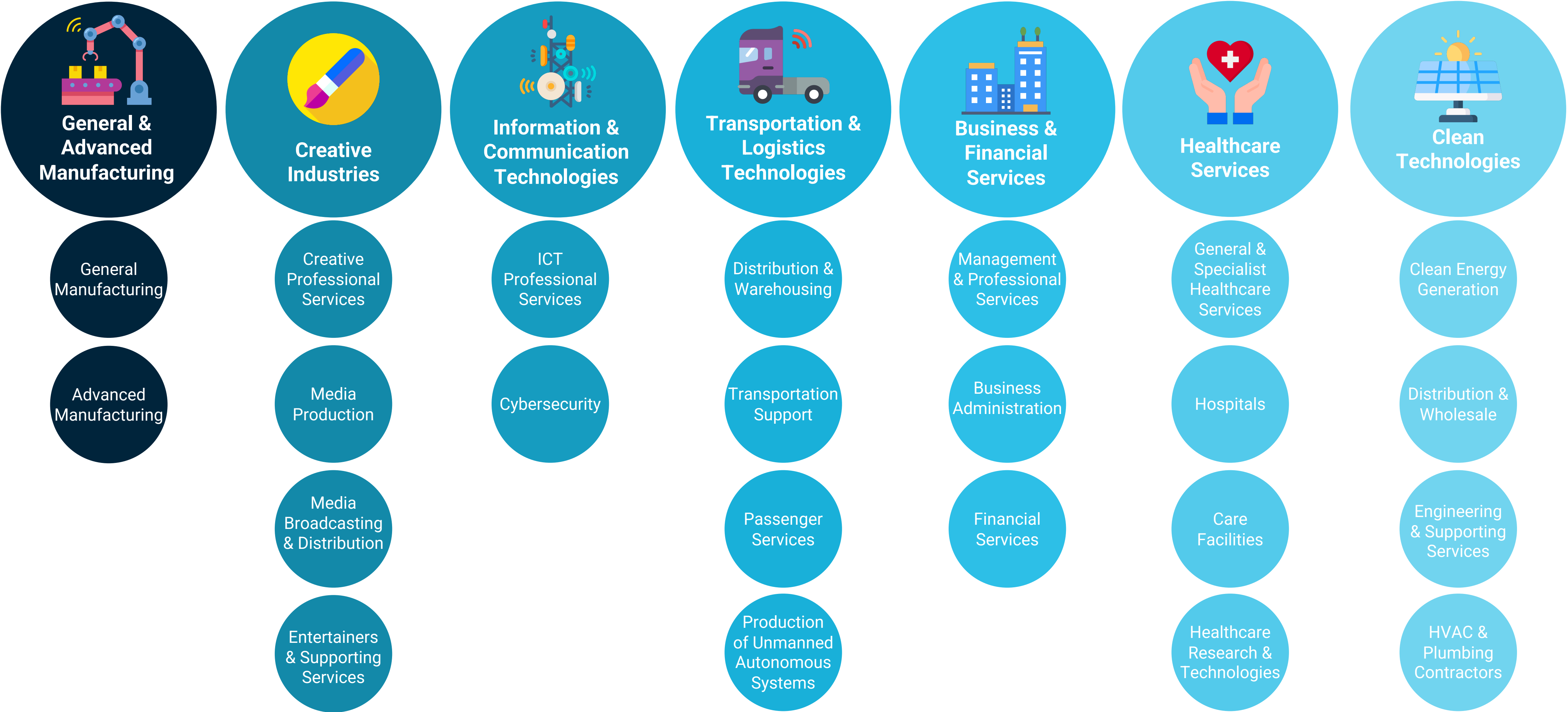
SG  
SCIENTIFIC GAMES

XTREME  
MANUFACTURING

THE MISSING LINK: INFRASTRUCTURE NEEDS IN SOUTHERN NEVADA

LVGEA

# New Target Industries for Southern Nevada



# Nevada Target Industry Employment

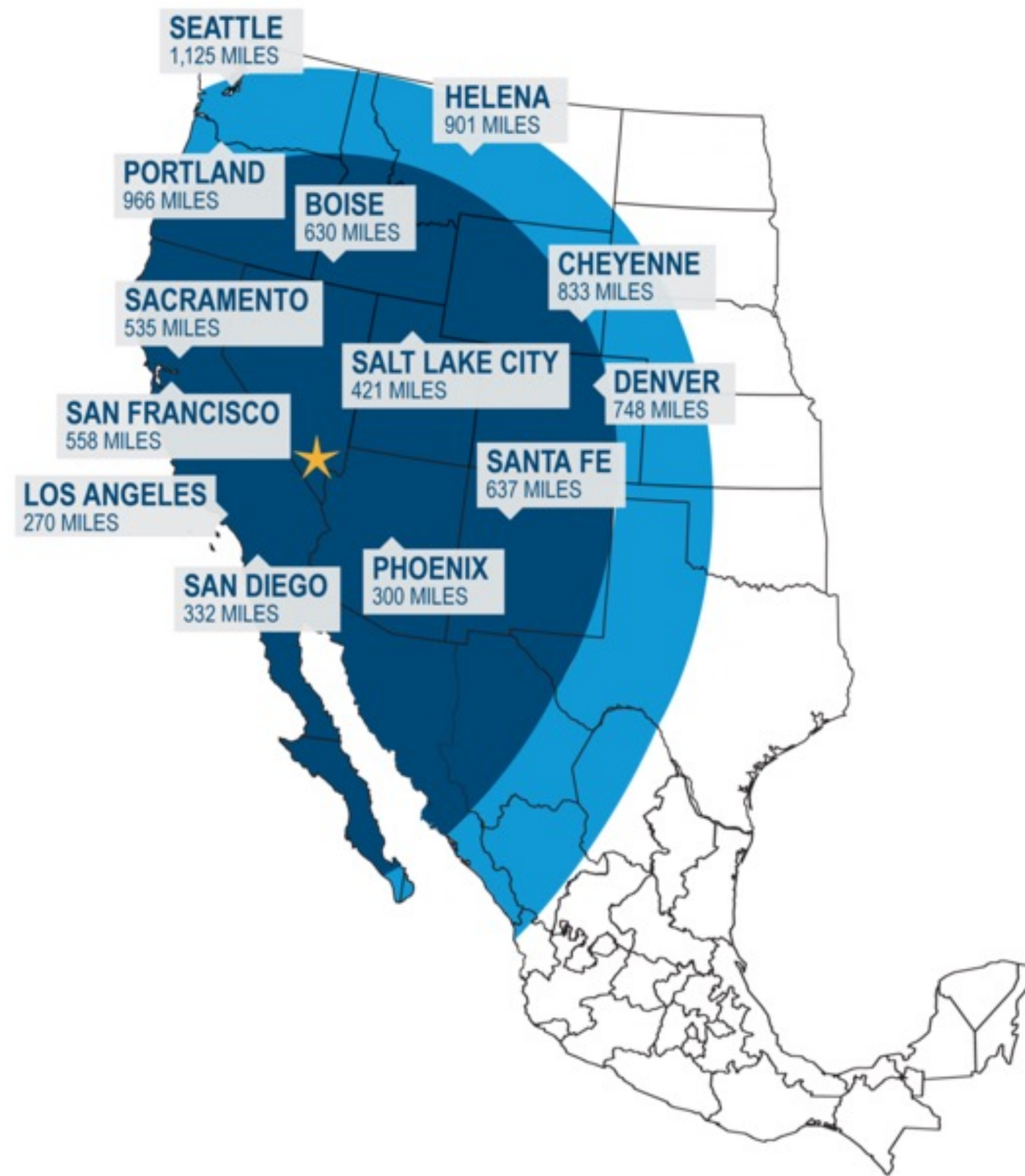
Pre-Pandemic Employment Growth Demonstrates a Strong Recovery from the Great Recession

	2011 Employment	2019 Employment	Percent Change	2011 Employment Share	2019 Employment Share
Autonomous Systems	6,476	8,689	+34.2%	0.8%	0.8%
Business Headquarters & Services	100,056	148,638	+48.6%	12.5%	14.5%
Emerging Technology	4,606	8,706	+89.0%	0.6%	0.8%
Finance, Banking, & Insurance	21,567	28,734	+33.2%	2.7%	2.8%
Gaming, Tourism, & Conventions	259,234	292,812	+13.0%	32.4%	28.6%
Health Care Services & Medical Education	53,748	76,888	+43.1%	6.7%	7.5%
Logistics, Manufacturing, & Supply Chain Management	37,664	60,573	+60.8%	4.7%	5.9%
Total Target Industries	483,350	625,041	+29.3%	60.3%	60.9%

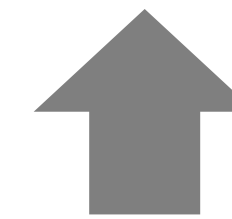
Source: Quarterly Census of Employment & Wages



# Why Attract Logistics + Manufacturing?



Company Headquarters



Integrated Manufacturing  
& Logistics



Logistics



# Demand for Industrial Buildings is High

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U.S. needs 330 M sq. ft. of warehouse space to keep up with e-commerce



# Demand for Industrial Buildings is High

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- The Las Vegas Industrial Market continues to experience strong demand across all submarkets. Currently Las Vegas is sitting at a vacancy rate of a very low 2.8%.
- Almost every available industrial land parcel has been acquired by both users and developers.

Source: CRBE Advisory & Transaction Services, Jake Higgins — **CBRE**

# Supply of Developable Land is Low

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- With a very limited supply of “readily developable” land and an extremely active market we are quickly running out of land options for both users and developers.
- **Without planned infrastructure investment or release of additional potential developable land, the next wave of development becomes extremely limited** and could hinder potential growth of the Las Vegas Industrial Market.

Source: CRBE Advisory & Transaction Services, Jake Higgins — **CBRE**



# What's the Missing Link?

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## Large Industrial Park Setting with Ready-to-Build Sites

- Available sites of 200+ acres
- Rail service
- Roads + water + electric + gas + fiber + sewer



# Recent Example: Project Orion



## Nationally Recognized Manufacturing Operation

- 2,000+ jobs
- 200+ acres
- 3.4 M sq. ft.
- \$73 M capital equipment



# Recent Example: Project Orion



## Infrastructure Requirements

Utility Consumption	Unit	2022	2023	2024	2025	2026
Annual Electricity Consumption	<u>KwH</u>	5,963,317	16,273,952	16,201,083	16,209,184	17,953,859
Annual Gas Consumption	<u>Therms</u>	49,058	127,078	127,141	127,205	141,846
Annual Water Consumption	<u>Gallons</u>	8,177,700	25,571,324	25,584,110	25,596,902	32,100,848
Wastewater Requirement	<u>Gallons</u>	17,340,730	31,057,567	31,449,682	31,693,088	32,014,528

- Estimated infrastructure cost: \$35 M



# Thank You

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